

HOUSE RULES

(As Amended 12/10/2007)

1. The public halls and stairways of the buildings shall not be obstructed or used for any other purpose other than ingress for (entering) and egress for (exiting) the units in the buildings.
2. All unit entrance doors must remain closed when not used for ingress for (entering), or egress for (exiting) the unit. Any violation of this house rule will be deemed a severe fire hazard and will subject the lessees/owner of the unit to be sanctioned with the fullest fines permitted.
3. No lessee shall make or permit any disturbing noises in the buildings; do or permit anything to be done therein; which will interfere with the rights, comfort or convenience of other lessees. No Lessee shall engage in or otherwise permit any of their guests and/or invitees to loiter in the public areas of the buildings or grounds; including but not limited to the hallways and lobbies; interior and exterior common areas. No lessee shall play or permit to be played any musical instrument or permit audio/video and/or television equipment to be operated in such lessee's unit if the same shall disturb other lessees of the buildings.

No construction, repair work or other installations involving noise; shall be conducted in any unit except on weekdays (not including legal holidays) between the hours of 8:30a.m. and 5:00p.m.; and on Saturdays between the hours of 9:00a.m. and 1:00p.m.; unless otherwise expressly authorized by management in each instance.

4. Children shall not play in the public areas of the buildings; including but not limited to public halls, lobbies, stairways, interior and exterior common areas.
5. Roller skating, roller blading, bicycle riding and/or skateboarding is strictly prohibited in the public areas of the buildings.
6. No article shall be placed in the halls or on the staircase landings; nor shall anything be hung or shaken from the doors, windows, terraces or balconies; or placed upon the windowsills of the buildings.
7. No public hall or other area (interior or exterior) shall be decorated or furnished by any lessee, in any manner, without the prior consent of the buildings' management.
8. No sign, notice, advertisement or illumination shall be decorated or furnished by any lessee in any manner without the prior consent of the buildings' management.
9. No radio, television aerial, satellite dish or other similar audio, video, or computer equipment shall be attached to; or hung from; the exterior of the buildings without the prior written approval of the lessor or the managing agent.

10. No lessee shall use or maintain a washing machine or clothes dryer or garbage disposal in their individual unit. No dishwasher shall be installed or maintained without prior approval of the buildings' management.
11. No awnings shall be installed or used in or about the buildings, nor shall anything be projected out of any windows of the buildings.
12. No window air-conditioning units or ventilators shall be used in or about the buildings.
13. No water beds will be permitted in any unit of the buildings.
14. The toilets and other waste apparatus shall not be used for any purpose other than that for which they are constructed and installed. No sweepings, rubbish, rags, papers, ashes and other substances shall be thrown into them. Any damage resulting to them, from misuse of any nature, whatsoever, shall be paid by the lessee who caused it and considered as additional maintenance.
15. No bird or animal shall be kept or harbored in the buildings unless the same, in each instance, be expressly permitted in writing by the lessor. Such permission shall be revocable by the lessor, at the lessors' sole and absolute discretion. In no event shall dogs be permitted on elevators or in any of the public portions of the buildings or grounds unless leashed and supervised by a person of suitable age and discretion who shall be responsible for properly disposing of the feces (excrement) of such animal in a sealed plastic bag or other container within a proper garbage receptacle. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies, or in the yard, court spaces or other public portions of the buildings; or on the sidewalks or streets adjacent to the buildings.
16. No lessee shall install any plantings on the terraces or balconies without the prior written approval of the lessor. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two inches from the terrace, balcony or roof surface; and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet and flashing, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the lessee to maintain containers in good condition, and the drainage tile and weep holes in operating condition.
17. The placement or use of a gas/propane or charcoal barbecue on any terrace or balcony is expressly prohibited.
18. There shall be no heating by kerosene stoves or lighting of lamps by kerosene oil in the buildings.
19. Lessees shall make an express effort to conserve energy and water.

20. After lessee vacates the unit, any personal property remaining in the unit shall be considered abandoned and shall be properly disposed of by the lessor.
21. No guest(s) of the lessee may occupy the unit for more than five (5) days; within any thirty (30) day period; unless an extended guest access pass application/form has been filed with the lessor and accepted by the lessor. Moreover, management shall have the right to require that any frequent guest(s) of the lessee similarly apply for an extended guest access pass. Occupancy by a guest beyond the above period shall constitute a breach of the lessors' house rules.
22. Only the name of the lessee as it appears on the management records may be placed upon the bells, mailboxes or doors of each unit within the buildings. The appearance of any additional names shall constitute a violation of the house rules.
23. The lessee agrees to give prompt written notice to the lessor of any leak, flooding or other deficit within the unit.
24. The water shall not be left running any unreasonable or unnecessary length of time within the unit.
25. The lessee is prohibited from engaging in or conducting any drug related criminal activity or any illicit and/or illegal activity in the unit or on the buildings' premises.
26. Under no circumstances will any materials be stored or maintained on the balconies or terraces other than light weight outdoor furniture for the use and enjoyment of the lessees of such unit and their guest(s) and invitee(s). In addition, the following rules shall apply to all balconies:
 - a) No painting or decorating of balcony/building walls, ceilings, floors or other surfaces, including, without limitation, Astroturf (or other similar coverings) shall be permitted.
 - b) No lights may be installed or used on the balconies, window sills, or windows.
 - c) No heavy equipment or furniture of any nature may be maintained on any balcony in the buildings.
 - d) Children under the age of 10 years are not permitted on balconies unless under the supervision of an adult.
 - e) No plants or pots are to be maintained on any balcony which, in the sole and absolute discretion of management, is too heavy or cumbersome to be safely maintained thereupon; and
 - f) No clothing or any other object shall be hung from, or on the terraces, balconies, or any windows of the buildings. Under no circumstances shall clotheslines or similar devices be erected and/or maintained from any balconies, terraces, windows, or any other part of the buildings.
27. Under no circumstances, will any lessee permit cooking or other odors to vent into the public hallways or other portions of the buildings.

28. Smoking is not permitted in the interior public areas of the buildings; including but not limited to; the hallways and lobby areas. Individuals smoking within their units, or on their balconies and terraces, must extinguish their cigarette, cigar, pipe, etc. thoroughly and dispose of it in a proper receptacle. Flicking of these and/or any items/objects off the balcony is expressly prohibited.
29. The lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the lessor or the managing agent.
30. No window treatments may be installed by any lessee of any unit unless such unit has the buildings standard Venetian blinds installed between the window and such proposed window treatments. No newspapers or other materials may be placed against or upon the windows. Accordingly:
 - a) Management is directed to give sixty (60) days notice to any shareholder and/or building resident who is not abiding by the window treatment rule, that if the proper window treatments are not installed by the end of such sixty (60) day period, such shareholder and/or resident will be deemed in default of the rules and regulations adopted by the Corporation and that a \$100 fine for each month that the default continues will be due from and payable by such shareholder/lessee.
 - b) As soon as the defaulting shareholder either (1) acquires the proper window treatment and makes arrangements with management to install same, or (2) send written notice to the actual occupant of the apartment that they are in default of a material obligation under their lease with the shareholder, and so long as the defaulting shareholder (i) continues in good faith to seek the installation of the correct window treatment, or (ii) continues in good faith to force the actual occupant to cure the default by means of legal process (i.e. the institution and prosecution of a legal action), such defaulting shareholder will be deemed to have temporarily cured their default and not accrue any further fines. However, once the Board determines that the defaulting shareholder has ceased to act in good faith, the temporary cure will be deemed terminated and no new notice need be served.
 - c) That after an uncured default of ninety one (91) days or more, management shall refer the matter to counsel for the termination of the shareholders proprietary lease and the cancellation of such shareholders rights in the shares of the Apartment Corporation allocated to the subject apartment, and such other and further remedies as may be available to the Apartment Corporation.
31. The following rules shall be observed with respect to refuse disposal:
 - a) All wet debris is to be securely wrapped or bagged in small package size to fit easily into the incinerator.
 - b) Debris should be completely drip-free before it leaves the unit and carried to the incinerator closet in a careful manner in a drip-proof container; then placed into the chute hopper so it will drop into the flue for disposal.

- c) No bottles or cans shall be dropped down the chute. All bottles and cans should be rinsed clean; and in accordance with local laws regarding recycling; left in a clean manner in the incinerator closet or other designated location assigned by the managing agent or superintendent.
 - d) Cartons, boxes, crates, sticks of wood or other solid matter and those items which must be recycled in accordance with local laws shall not be stuffed into the hopper opening. Items of this nature may be left in a neat manner in the incinerator closet or other location designated by the managing agent or superintendent.
 - e) Under no circumstances should carpet sweepings, scraping, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other flammable, explosive, highly combustible or noxious substances including; but not limited to; lighted cigarettes and cigar stubs shall be thrown into the incinerator flue.
 - f) Vacuum cleaner bags must never be emptied into the chute. Such dust, dirt, etc. should be wrapped in a securely tied bag or package and then be placed through the hopper door into the chute.
 - g) The superintendent shall be notified of any drippings, or moist refuse appearing in or around the incinerator closet and corridors.
32. (a) No visitors are permitted within the residential portions of the buildings unless authorized; in each instance; by a lawful lessee of such unit. All guests, invitees and subtenants are responsible for abiding by these house rules at all times while on the property of the lessor. Any guest or invitee who fails to abide by such house rules will be subject to ejection from the premises. In addition to the foregoing; lessees are responsible for their guest(s), invitee(s), and subtenant(s). Any violations of any of these house rules by a guest, invitee, or subtenant will subject the lessee to any fines and/or other penalties as such as if the lessee had violated the rules themselves.
- (b) Shareholders and residents of the property are required to comply with all procedures implemented by the Board of Directors of the lessor and/or its managing agent, for the security, healthy, and safety of the residents of the property; expressly including; without limitation; the use of access cards and the requirement that anyone attempting to gain access to the property who does not have a valid and current access card is required to provide identification, sign a registry (log book) and follow all the other requirements set by the Board of Directors or its' managing agent.
33. No vehicle belonging to a lessee or to a member of the lessees' family, or a guest, subtenant or employee of a lessee shall be parked on the grounds of the property without the prior written consent of management. Such parking will be permitted in designated areas; if and only if; approved by management.
34. All lessees will be required to grant access to the lessors' maintenance crew and outside contractors for the purpose of affecting repairs to the unit, or any portion of the buildings, for general maintenance. In addition, each lessee is required to give access to the lessors' exterminator as scheduled by lessor from time to time.

35. Under no circumstances is anyone permitted on the roof or in any mechanical room on the property.
36. Items/objects thrown, or fallen off of the balconies, or from windows will subject the occupant to the strictest penalties available to the lessor.
37. All lessees shall provide the lessor with one complete set of entrance door keys. In the event of an emergency situation, at which time, it is necessary to gain access to an apartment in order to effect an immediate necessary (within the lessors' absolute discretion) repair or for health and/or safety reasons. Lessor and/or their agent shall have the right to gain access to any apartment where the lessee fails to provide such set of keys; by any means necessary and practical. Any lessee failing to provide such keys shall bear the cost of installation of a set of locks and keys, as well as, the risk and cost of any damage to lessees' property or the buildings resulting from lessees' failure to provide the same.
38. Complaints regarding the service of the buildings shall be made in writing to the managing agent for the lessor.
39. Any consent or approval given under the house rules, by the lessor, shall be revocable at any time.
40. Unless expressly stated otherwise within the house rules (as amended from time to time); whenever notice to cure is to be given to a shareholder or other resident alleging a default of any obligation contained in these house rules (as amended from time to time); thirty (30) days notice to cure shall be deemed sufficient notice.
41. These House Rules may be added to, amended, or repealed at any time by resolution of the Board of Directors of the lessor.